TO THE ZONING COMMISSIONER OF BA	ZONING VARINCE 28 ALTIMORE COUNTY:
The undersigned, legal owner(s) of the described in the description and plat attack	he property situate in Baltimore County and which is hed hereto and made a part hereof, hereby petition for a
Variance from Section 400. 1 To	Execute un accessans structure
outside that third of	the lot furthest removed
bran any street	
en e	
of the Zoning Regulations of Baltimore Cou following reasons: (indicate hardship or p	inty, to the Zoning Law of Baltimore County; for the ractical difficulty)
Easement in the rear variation	l does not allow for placing a standard
Size inground pool in	the rear one third farthest removed
from the roads	rear one third tarthest removed
and the second of the second o	
Property is to be posted and advert	ised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of abo	ove Variance advertising, posting, etc., upon filing of this per bound by the zoning regulations and restrictions of
	I/We do solemnly declare and affirm,
	under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
//N	Stanley R. Crites MAPNESM 5C
(Type or Print Name)	Stanly R. Critis E. D. 15
Signature	Signature DATE 42087
Address	BARBARA J- CRITES 200
, ,	Barbara 1 Criter
City and State	Signature DP
Attorney for Petitioner:	N·29,650
(Type or Print Name)	6902 Birdwed Are 335-7022 E72,505 Address Phone No. Dattimore, MD. 21220
Signature	Dottimore, MD. 21220 City and State
	Name, address and phone number of legal owner, con-
Address	tract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	
$\chi_{ij} \int_{0}^{\infty} e^{i k x} e^{i k x} dx$	Address Phone No.
U	ner of Baltimore County, this1st day
reunited by the Zoning Law of Bahimore (hat the subject matter of this petition be advertised, as County, in two newspapers of general circulation through- ited, and that the public hearing be had before the Zoning
out Soltimore County, that property be pos	com 100, county office building in 10wson, Baltimore

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE NW/cor. of Birdwood and Powderdale Avenues DEPUTY ZONING COMMISSIONER (6902 Birdwood Avenue) 15th Election District OF BALTIMORE COUNTY Stanley R. Crites, et ux Case No. 87-121-A Petitioners

The Petitioners herein request a zoning variance to permit the location of an accessory structure (swimming pool) outside the third of the lot farthest removed from any street.

Testimony by the Petitioners indicates that an existing 10-foot easement adjacent to the rear property line eliminates the possibility of constructing a standard sized pool lengthwise in the rear of the lot. Placing the pool sideways along the rear width of the lot encroaches on the required side yard setback by approximately 15 feet. Due to the existing 6-foot privacy fence around the rear yard, the pool will not be visible to the adjacent neighbor on Powderdale Avenue.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay gal Areas and having ascertained that it is consistent with the rements of the State of Maryland to minimize adverse impacts on water and fish, wildlife, and plant habitat; it is determined that the requested variance will not adversely affect the health, safety, and general of the community and should therefore be granted.

PETITION FOR ZONING VARIANCE 15th Election District Case No. 87-121-A Northwest Corner of Birdwood and Powderdale Avenues, LOCATION: (6902 Birdwood Avenue) Tuesday, September 23, 1986, at 9:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Leginning at the corner formed by the intersection of
the northeast side of a so bot road running at right angles
to the right of way of the Pennsylvania Railroad which
road is known as Dirdwood Ave. and the northwest
side of Powderdale thence north easterly at right
angles to Birdwood Ave and along the said
north wast side of Powderdale Ave 126 feet there
thence northwesterly parallel with Birdwood Ave
68 feet thence southwesterly to a point on the
northeast side of Birdwood exactly so feet from
the herein mentioned intersection of the northeast
side of Birdwood Ave and the northeast side of Birdwood Ave and the northwest side of Powderdale Ave. thence south easterly along the northeast side of Birdwood Ave so feet to the place of the beginning.

Being known as Lots # 183 and 184, Section H
as shown ma Revised Plat of Twin River Beach,
which Plat is recorded among the Land Records of Deltimore
County in Liber L. McL. M. No. 9, Folio 33. The imprevenents
to be known as 6902 Birdwood Are.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24 day of September 1986, that the herein request for a zoning variance to permit the location of an accessory structure (swimming pool) outside the third of the lot farthest removed from any street, in accordance with the plan submitted, is hereby GRANTED, subject, however, to the following restriction:

> 1) A minimum of two major deciduous trees or four conifers or eight minor deciduous trees shall be maintained on the site.

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Stanley R. Crites 6902 Birdwood Avenue Baltimore, Maryland 21220

> RE: Petition for Zoning Variance NW/cor. of Birdwood and Powderdale Avenues 15th Election District Case No. 87-121-A

Dear Mr. & Mrs. Crites:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted subject to the restriction stated in the attached Order.

September 24, 198

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR VARIANCE NW Corner of Birdwood & Powderdale Aves. (5902 Birdwood

Ave.), 15th District

STANLEY R. CRITES, et ux, Petitioners

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

:::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 18th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stanley Crites, 6902 Birdwood Ave., Baltimore, MD 21220, Petitioners.

County Office Building
111 V. Chesapeake Avenue
Towson, Maryland 21204

Your potition has been received and accepted for filing this late day of August 19 86

Petitioner Stanley B. Crites. et ux Received by: ... James E. Dyer

Chairman, Zoning Plans Advisory Committee

hearing set above or made at the hearing.

ARNOLD JABLON ZONING COMMISSIONER

OF BALTIMORE COUNTY

BY ORDER OF

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

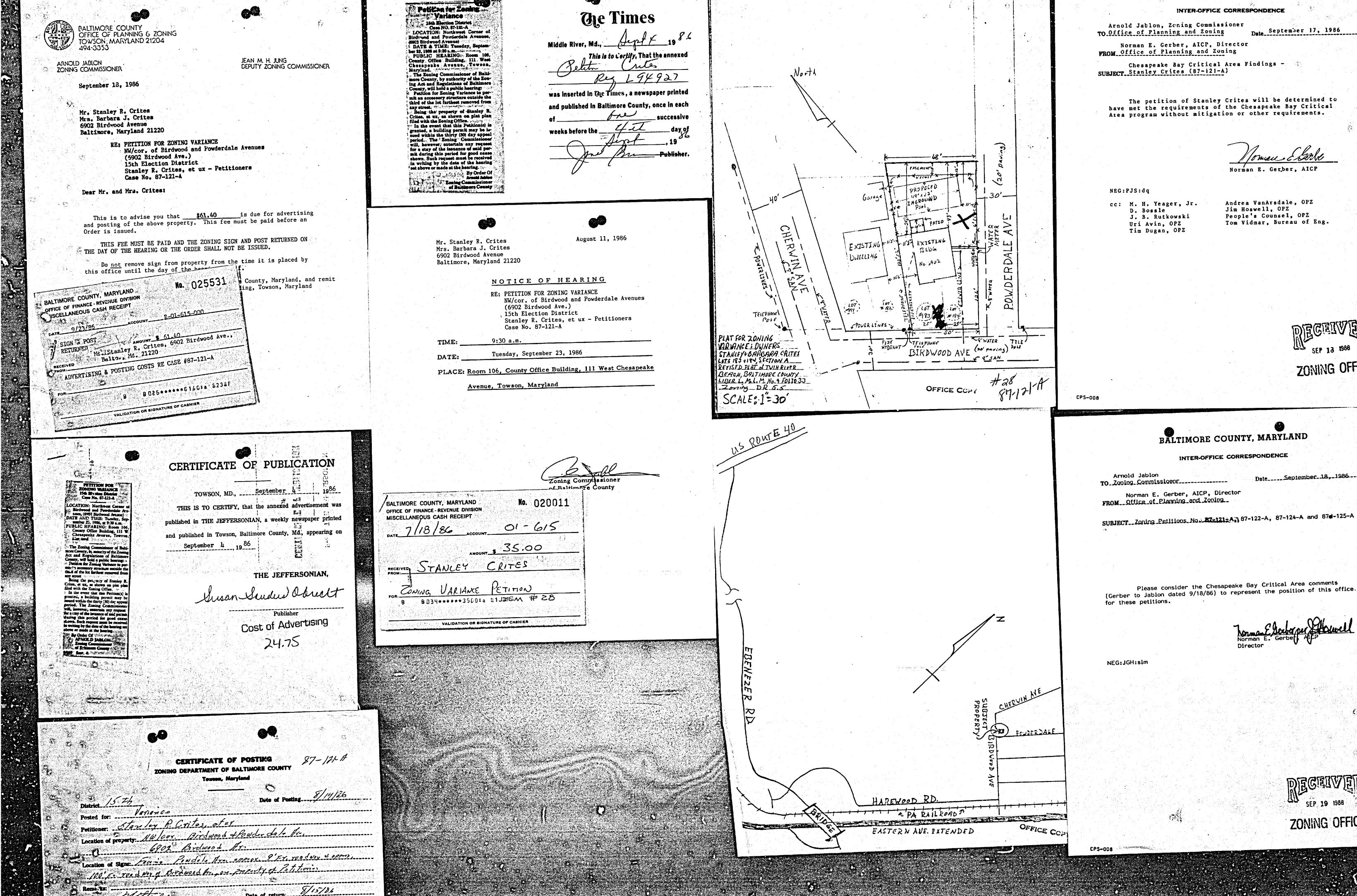
Being the property of Stanley R. Crites, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however,

entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the

Petition for Zoning Variance to permit an accessory structure

outside the third of the lot farthest removed from any



BASTIMORE COUNTY, MARYLAND

Date September 17, 1986

The petition of Stanley Crites will be determined to have met the requirements of the Chesapeake Bay Critical Area program without mitigation or other requirements.

Andrea VanArsdale, OPZ Jim Hoswell, OPZ People's Counsel, OPZ Tom Vidmar, Bureau of Eng.

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Please consider the Chesapeake Bay Critical Area comments (Gerber to Jablon dated 9/18/86) to represent the position of this office.

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1986

COUNTY OFFICE BLDG. 111 W. Chesspeake Ave. Toeson, Maryland 21204

Chairman

MEMBERS Bureau of

Engineering Department of Traffic Engineering State Roads Commission

Dureau of Fire Prevention Realth Department Project Planning **Building Department** Board of Education Zoning Administration Industrial

Mr. Stanley R. Crites 6902 Birdwood Avenue

> Baltimore, Maryland 21220 RE: Item No. 28 - Case No. 87-121-A Petitioner: Stanley R. Crites, et ux

> > Petition for Variance

Dear Mr. Crites:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate, the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

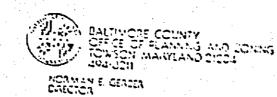
Very truly yours,

JAMES E. DYER

Zoning Plans Advisory Committee

JED:kkb

Enclosures



Mr. Arnold Jablan Zaning Commissioner County Office Building Towson, Maryland 21204

AUGUST 21, 1986

(CRITICAL AREA) Re: Zoning Advisory Heating of JULY 29, 1986

Itan + 28

Property Owner: STALLEY CRITES Location: NW/C BIROWOOD +

Dear Mr. Jablon:

CC: James Hoswell

POWDERDALE AUE'S The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

There are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

Subdivision. The plan must snow the entire tract.

A record plat will be required and must be recorded prior to issuance of a building permit.

The access is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

development on these soils is prohibited.

Under the provisions of Section 22-93 of the Development

Development of this site may constitute a recential as a constitute a partner and constitutes. under the provisions or Section 22-95 or the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board.

Its property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

THIS SITE IS WATED IN THE CHESAPEDIE BAY

REPROVIDED BY THE COMPREHENSIVE PLONNING

Eungne A. Bober Chief, Current Planning and Development



STEPHEN E. COLLINS DIRECTOR

August 11, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

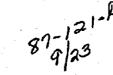
Dear Mr. Jablon:

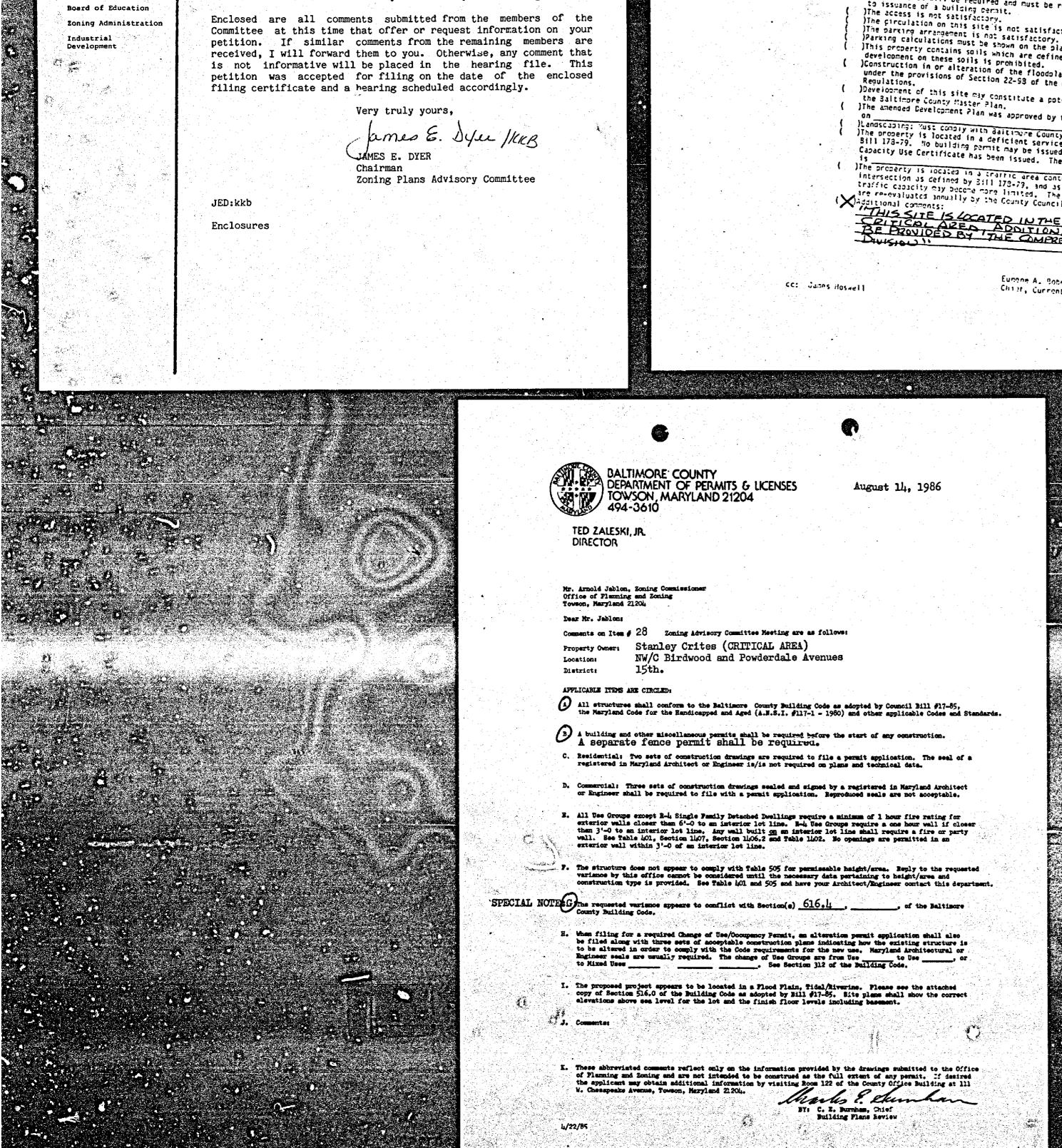
The Department of Traffic Engineering has no comments for items number 21, 22, 25, 26, 27, 28 29, 30, and 31.

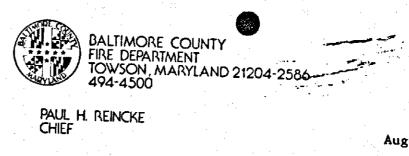
Very truly yours,

Traffic Engineer Associate II

MSF:1t







August 13, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Stanley Crites (CRITICAL AREA)

Location: NW/c Birdwood and Powderdale Avenues

Item No.: 28

Zoning Agenda: Meeting of 7/29/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 3. The vehicle dead end condition shown at

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

) 6. Site plans are approved, as drawn.

x) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group

Special Inspection Division